AN ANALYSIS OF A SLUM AREA

IN CLEVELAND

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Prepared for

CLEVELAND METROPOLITAN HOUSING AUTHORITY

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by

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FOREWORD

The determination of the cost of maintaining one of the principal areas of Cleveland being considered for Slum Clearance projects is of immediate local value. The illuminating and startling facts divulged by this analysis would be much the same if any other typical slum in any typical American city were studied. The fact that it costs government and society more annually to maintain a slum than any other part of a city has long been known. Advocates of Slum Clearance have always stated that one of the reasons that government aid for Slum Clearance is justifiable, lies in the fact that government and society are now paying unduly large amounts towards maintaining these areas, without providing the decent facilities that a well planned Slum Clearance and low cost housing program would afford. It seems to me that the facts presented in this analysis vindicate this theory.

The value of this sort of an analysis depends largely upon the qualification of the persons making it. The story of the methods used and the persons making the study is covered elsewhere. Howard Whipple Green, Secretary of the Cleveland Health Council, has supervised the making of this study and the publication of the report. Mr. Green was the supervisor of the 6th District of Ohio in the 15th Decennial Census. He is the author of the very illuminating "Population Characteristics by Census Tracts", as well as very many other like and valuable works. When, in 1932, the Committee on Real Property Inventory of Cleveland undertook their pioneering piece of work, Mr. Green was asked to be the Director. The value of this work is demonstrated by the fact that the Federal Government, for the past four months, has been conducting a Real Property Inventory in 63 cities in the United States.

Like all pioneers, the authors of this report have perhaps not attained perfection. We believe, however, that the work undertaken is so significant and of such value that other cities might well undertake this sort of a study. The RFC and the PWA, as well as the CWA, have definitely embarked the United States government upon a large-range Slum Clearance and Low Cost Housing program. The enactment of State housing laws in nearly a score of states in the United States has committed our State governments to augment and carry on the work undertaken by our National government. The setting up of Public Housing Authorities in many of our American cities very definitely shows an awakening of our localities to the benefits that may be obtained from this new governmental activity.

To prevent mistakes, to provide a continued interest of our people and to develop a long range and valuable program analyses such as this must be made.

Union Trust Building
Cleveland, Ohio

Ernest J. Bohn

PREFACE

The Cleveland Metropolitan Housing Authority last November was requested by Robert D. Kohn, Director of the Division of Housing of the Public Works Administration, to prepare recommendations for an appropriation to build low cost housing in Cleveland. The Authority, lacking personnel and finances, requested the Director to assign me to direct the preparation of such a report and requested of the local Civil Works Administration fourteen men and women to aid in this work. The report, greatly augmented by the contributed work of several firms of architects, was submitted to the Director on November 28, 1933.

It was expected that subsequent requests would be made by the Director of Housing and therefore seemed necessary to maintain the staff. After completing the collection of miscellaneous data needed by the Authority it became evident to me that a real piece of work should be undertaken, while awaiting further word from Washington, in order to justify maintaining such a staff.

Last fall I received so many requests from all parts of the country for data on the costs of operating a slum area that I believed a careful study of these costs was warranted. I requested the Civil Works Administration to assign three statisticians to the project and charged them with the responsibility for collecting data on the costs of a section of a certain slum area. This selection was based on my extensive studies of the characteristics of the population of Cleveland. Two of these men, F. R. Stewart and John Sloane, were assigned to collect data on operating costs and to prepare tabulations. The third, Wm. D. Peattie, was to determine the appraised value of the land and buildings in the area, the tax-rate income and the delinquent taxes, and to put the material into tabular form.

I suggested to Father R. B. Navin, who had been collecting data on Cleveland slum conditions as a basis for his doctorate at the Catholic University in Washington, that he prolong his stay in Cleveland and guide the direction of the study and incidentally obtain valuable material for his thesis. Father Navin's willingness to take this responsibility was very gratifying since I already had the direct supervision of five hundred seventy men and women on the Federal Real Property Inventory, one hundred sixty on the Cleveland Real Property Inventory and fifteen women on another study.

The staff of fourteen was put at the disposal of the researchers and valuable data collected. I reworked the material into the text and tables as presented. Mrs. Sylvia V. Pratt checked in detail most of the data and all of the calculations and Miss Jennie G. Dreifort set the tables in final form and prepared all of the stencils. To them should to the credit of the accuracy and the appearance of the work.

The wholehearted assistance of the many county, city, school officials and social agency executives contacted in the course of the collection of the data should be acknowledged.

The wholehearted interest and faithful services rendered by those Civil Works Administration men and women associated on this work was very gratifying.

The staff consisted of Alfred K. Hoare, Peter R. Toomey, Hjalmar Carlson, Brenton Jones, Herbert Tilton, Miss Lois Reicher and Miss Marjorie Fleming, not all of whom served during the same period. Lou H. France, although but a short time on the project, continued to handle the many personnel problems which always arise in an endeavor of this nature.

The untiring enthusiasm of Father Navin, in delving into all sorts of data which might be useful, in encouraging the staff each to do his best made it possible to produce this study.

Ernest J. Bohn, Chairman of the City Council Committee on Housing and President of the National Association of Housing Officials who obtained the passage of the Limited Dividend and the Public Housing Authority laws by the State Legislature of Ohio and is recognized as the coordinator of housing efforts in Cleveland encouraged me to have produced such an analysis as would not only be of value in Cleveland but would also be of value in various other parts of the Nation.

The constant encouragement of the members of the Cleveland Metropolitan Housing Authority, Marc J. Grossman, Chairman, Eugene Quigley, Vice Chairman, David E. Green, Max S. Hayes and John C. Kline to produce an analysis of worth gives this whatever value it has.

An analysis of this kind gives a picture of the financial conditions relating to the maintenance of a slum area without necessarily being absolutely accurate in every detail. I hope that our analysis will serve to stimulate others to go more carefully into these costs and the multitude of problems attending such sections.

It is very gratifying to me that this study has been so well received throughout the country that this second edition is necessary.

Howard Whipple Green
1900 Euclid Avenue

Cleveland, Ohio, June 1, 1934.

AN ANALYSIS OF A SLUM AREA IN CLEVELAND

Many studies have been made of the social, the moral and the health conditions in slum areas. Such studies have proved conclusively that the vicious environment of the slums, more than offsets and more than counterbalances all of the uplifting influences of education, social service and religion. Research has shown that such areas breed vice and crime.

The present study is a departure from the traditional study of slum and blighted areas. It has attempted to analyze the costs to the community of maintaining such an area. Heretofore it has always been assumed that these costs were unduly high. The definition of a slum area assumes this to be a fact. A slum area is a blighted area. And a blighted area is an area that economically is not self supporting. A slum area, in addition to being a blighted area, has deteriorated to the point of being an actual social and moral menace to the community.

The definitions of a slum area are so general that it is not an easy task to designate all of the slum areas in any city. Yet there are certain sections of every large city where conditions are such that the sections have been accepted by common consent as slum areas. One such area has been selected as the section to be analyzed from the standpoint of its economic stability. No attempt has been made to extend this study to all such areas in Cleveland. It is limited to one small section as outlined on the following page. This area is taken as a sample indicating in a general way the conditions which one may expect to find in other similar sections of the city.

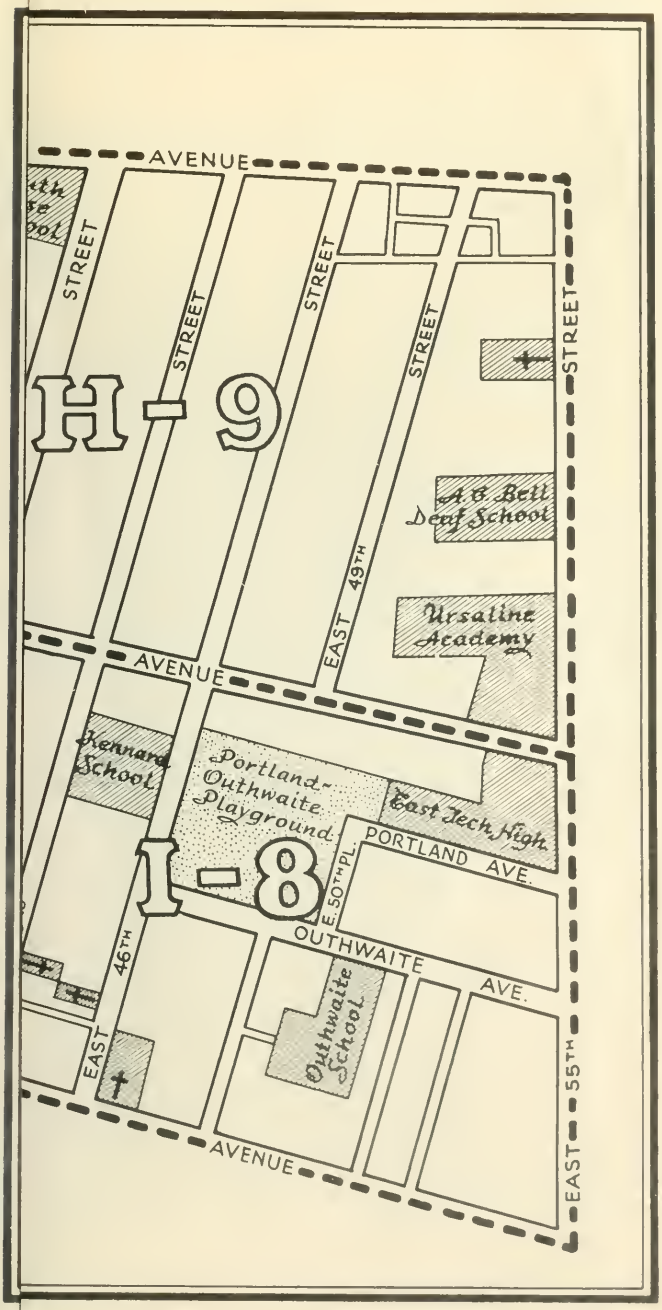
This analysis involves a detailed study of land and building values, the income from real estate taxes and itemized accounts of the various expenditures necessary to maintain and operate the neighborhood.

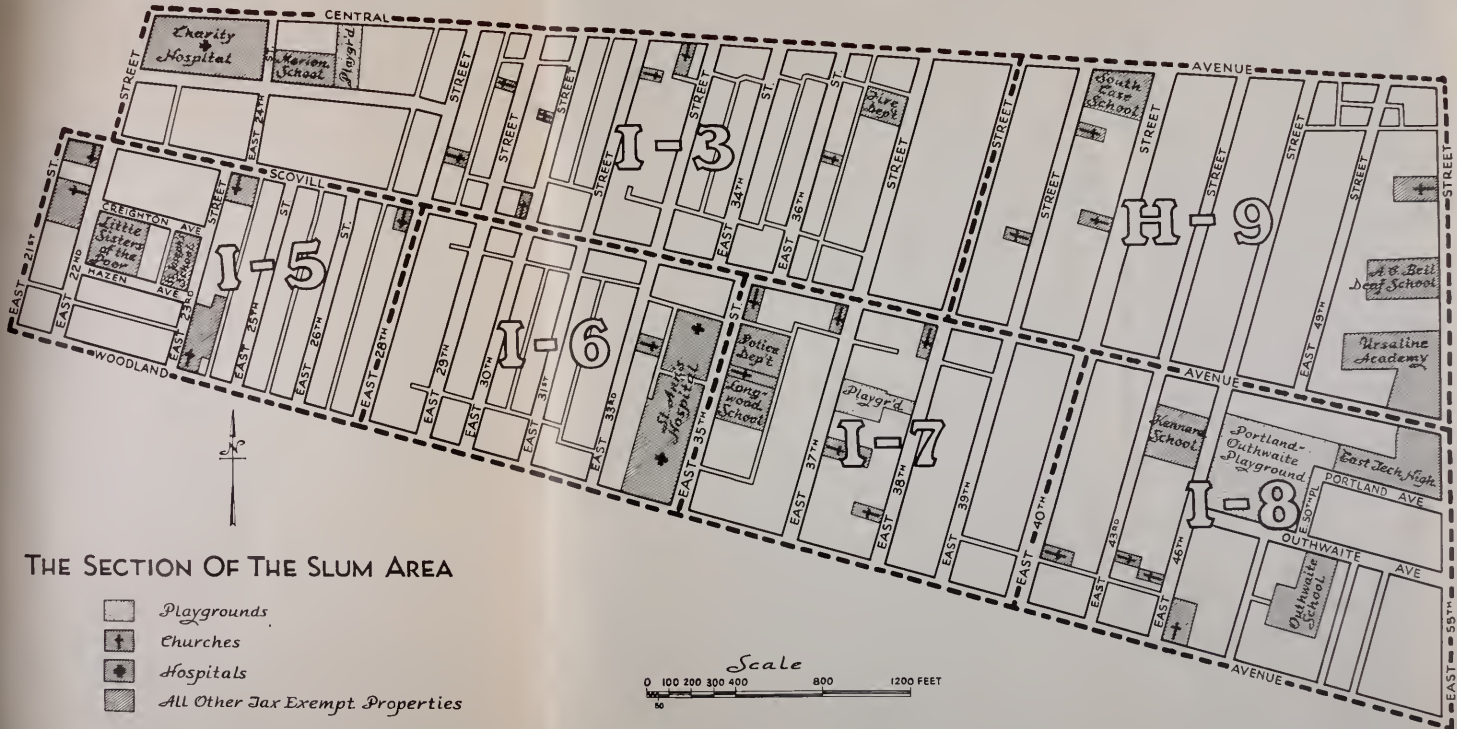
The purpose of this study is to determine whether or not the assumption is correct that the real estate tax income fails to meet the costs of operation of a slum area.

The section of Cleveland selected for detailed study is located between Central Avenue and Woodland Avenue from East 22nd Street to East 55th Street.

It had 22,236 inhabitants in 1930 living on 333 acres of land which amounted to 2.47 per cent of the population of the entire city and .73 per cent of the land area.

The total population of the area in 1910 was 24,647, increasing to 30,440 in 1920, a 23.5 per cent increase, and decreasing to 22,236 by 1930, a 27.0 per cent decrease.


AVENUE
STREET
STREET
STREET
STREET
STREET
H-9
A. G. Bell Deaf School
Ursaline Academy
EAST 49TH
AVENUE
Kennard School
Portland-Outhwaite Playground
East Tech High
PORTLAND AVE.
I-8
E. 50TH PL.
OUTHWAITE AVE.
EAST 46TH
Outhwaite School
AVENUE
EAST 55TH



THE SECTION OF THE SLUM AREA

- Playgrounds
- Churches
- Hospitals
- All Other Tax Exempt Properties

The characteristics of the population living in this section are analyzed below:

COLOR AND NATIVITY OF FAMILY HEADS LIVING IN THE SECTION
1930

Characteristics of Family Heads	Total	Number in Each Census Tract H-9	I-3	I-5	I-6	I-7	I-8
Total	5,244	996	1,385	577	638	732	916
Native White of Native Parentage	66	3	14	18	10	4	17
Native White of Foreign Parentage	151	7	47	48	16	7	26
Foreign Born White	1,118	36	276	295	198	133	180
Italy	687	30	129	174	151	113	90
Czechoslovakia	209	1	94	88	16	2	8
Other Countries	222	5	53	33	31	18	62
Negro	3,870	943	1,041	201	408	588	689
Other Races	39	7	7	15	6	0	4

Of the 5,244 families, 1 per cent of the family heads were native white of native parentage; 3 per cent native white of foreign or mixed parentage; 21 per cent foreign-born white; 74 per cent Negroes; and 1 per cent other races.

The 1,118 foreign-born white family heads included 687 or 61 per cent that were born in Italy; 209 or 19 per cent in Czechoslovakia; and 222 or 20 per cent born in other foreign countries.

The Italian population of this Section increased from 211 in 1910 to 2,736 in 1920. It decreased from 2,736 in 1920 to 2,265 in 1930. In 1910 but 2 per cent of the Italians in Cleveland lived in the Section; in 1920, 15 per cent lived there and in 1930 the proportion had decreased to 10 per cent.

NUMBER OF PERSONS BORN IN ITALY

Area	1910	1920	1930
Cleveland	10,688	18,398	23,524
The Section	211	2,736	2,265
Per cent in the Section	2.0	14.9	9.6

The population of the Section in 1930 was 67 per cent Negro. Census tract I-5 located in the southwest part of the Section had the smallest percentage of Negroes, 26 per cent; while census tract H-9 located in the eastern part had the largest percentage, 89 per cent.

The 1910 census showed that 2,599 or 31 per cent of all the Negroes in Cleveland lived in the Section. The 1920 census showed that the number of Negroes had increased to 13,168 or 38 per cent of all the Negroes in Cleveland. The 1930 census showed 14,925 or 21

TABLE I

ANALYSIS OF POPULATION OF THE SECTION BY RACE

1910, 1920 AND 1930

Census Tract	1930 Total	1930 White	1930 Negro	1930 Percent Negro	1920 Total	1920 White	1920 Negro	1920 Percent Negro	1910 Total	1910 White	1910 Negro	1910 Percent Negro
Total	22236	7145	14925	67.1	30440	17253	13168	43.3	24647	22041	2599	10.5
H-9	4192	452	3724	88.8	6140	3010	3122	50.8	3394	2889	500	14.7
I-3	5497	1765	3706	67.4	7854	2932	4920	62.6	7077	5348	1727	24.4
I-5	2642	1884	674	25.5	3902	2885	1016	26.0	3546	3435	111	3.1
I-6	2955	1357	1565	53.0	4047	2344	1698	42.0	3688	3470	218	5.9
I-7	3013	738	2275	75.5	3609	2219	1390	38.5	3247	3233	14	.4
I-8	3937	949	2981	75.7	4888	3863	1022	20.9	3695	3666	29	.8

TABLE II

ANALYSIS OF THE POPULATION OF THE SECTION BY GENERAL NATIVITY

1910, 1920 AND 1930

Census Tract	Total 1930	Total 1920	Total 1910	Native White of Native Parentage 1930	Native White of Native Parentage 1920	Native White of Native Parentage 1910	Native White of Foreign Parentage 1930	Native White of Foreign Parentage 1920	Native White of Foreign Parentage 1910
Total	22236	30440	24647	705	1002	2054	3778	7390	8313
H-9	4192	6140	3394	71	164	849	252	1225	1051
I-3	5497	7854	7077	210	161	326	995	1467	2010
I-5	2642	3902	3546	118	123	171	987	1339	1372
I-6	2955	4047	3688	226	231	252	669	940	1117
I-7	3013	3609	3247	21	73	129	408	808	1208
I-8	3937	4888	3695	59	250	327	447	1522	1555

Census Tract	Foreign Born White 1930	Foreign Born White 1920	Foreign Born White 1910	Negro 1930	Negro 1920	Negro 1910	Other Races 1930	Other Races 1920	Other Races 1910
Total	2662	8861	11674	14925	13168	2599	166	19	7
H-9	129	1621	989	3724	3122	500	16	8	5
I-3	560	1304	3012	3706	4920	1727	26	2	2
I-5	779	1424	1892	674	1016	111	84	1	0
I-6	442	1173	2101	1565	1698	218	33	5	0
I-7	309	1248	1896	2275	1390	14	0	0	0
I-8	443	2091	1754	2981	1022	29	7	3	0

TABLE III

FAMILIES IN THE SECTION BY FAMILY HEADS BY GENERAL NATIVITY AND RACE

1930

Census Tract	Total		NWNP		NWFMP		FBW		Negro		Other Races	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total	5,244	100.0	66	1.3	151	2.9	1,118	21.3	3,870	73.8	39	.7
H-9	996	100.0	3	.3	7	.7	36	3.6	943	94.7	7	.7
I-3	1,385	100.0	14	1.0	47	3.4	276	19.9	1,041	76.2	7	.5
I-5	577	100.0	18	3.1	48	8.3	295	51.1	201	34.9	15	2.6
I-6	638	100.0	10	1.6	16	2.5	198	31.1	408	63.9	6	.9
I-7	732	100.0	4	.5	7	.9	133	18.2	588	80.4	0	0
I-8	916	100.0	17	1.8	26	2.9	180	19.7	689	75.2	4	.4

TABLE IV

FAMILY UNITS, OCCUPIED AND VACANT WITHIN THE SECTION

OCTOBER 1952

Census Tract	Buildings Containing Family Units	Number of Family Units			Percent of Family Units Vacant	Number of Extra Families	Number per 100 Total Family Units
		Total	Occupied	Vacant			
Total	1,970	5,089	4,288	801	15.7	150	2.9
H-9	360	1,154	1,012	142	12.3	13	1.1
I-3	652	1,374	1,169	205	14.9	49	3.6
I-5	243	534	458	76	14.2	14	2.6
I-6	226	448	355	93	20.8	28	6.2
I-7	237	801	627	174	21.7	46	5.7
I-8	252	778	667	111	14.3	0	0

per cent of the Negroes in Cleveland living in the Section.

NUMBER OF NEGROES

Area	1930	1920	1910
Cleveland	71,899	34,451	8,448
The Section	14,925	13,168	2,599
Per cent in the Section	20.8	38.2	30.8

The Section has deteriorated during the past years until it has become an actual social menace. It is an area of crime, vice and delinquency, with large numbers of deaths, a large proportion of its families taken care of by family case working agencies and other indications of a festering sore spot in the center of a large American center of business and industry.

Crime predominates in the Section. This is indicated by the fact that of the 998 murders committed during the past 12 years in Cleveland, 213 or 21 per cent of them were committed in the Section.

Vice is extremely common within the Section. This is indicated by the fact that of the 373 houses of prostitution found in Cleveland in 8 under-cover surveys made between 1927 and 1929, 98 or 26 per cent of the houses were located in the Section.

Delinquency is frequent in the Section. This is indicated by the fact that of the 6,614 boys brought into Juvenile Court during the 4 years 1928-1931, 447 or 7 per cent of the cases came from this area.

An analysis of illegitimate births made in 1928 revealed the fact that of a total of 298 illegitimate births in Cleveland 31, or 10 per cent of the mothers lived in the Section. An investigation of the number of unmarried mothers actually under care of an unofficial agency in February 1934 showed that 55 or 9 per cent of the total of 610 cases in Cleveland were found in the Section.

Deaths in the Section are numerous. The number of deaths from tuberculosis in Cleveland during the 4 years, 1928-1931 amounted to 3,127. As many as 392 or 13 per cent of these deaths occurred in the Section.

SOCIAL CONDITIONS IN THE SECTION COMPARED WITH THE ENTIRE CITY

Condition	Cleveland	The Section	
	Number	Number	Per cent
Population, 1930	900,429	22,236	2.5
Crime--Murders	998	213	21.3
Vice--Houses of Prostitution	373	98	26.3
Delinquency--Boys	6,614	447	6.8
Illegitimate Births	298	31	10.4
Tuberculosis Deaths	3,127	392	12.5

Relief families are numerous. As many as 2,858 or 8 per cent of the 35,305 relief families in the city in 1932 lived in the Section.

FAMILIES GIVEN MATERIAL RELIEF
1931 AND 1932

Area	Number of Relief Families		Number of Relief Families Per 100 Families	
	1931	1932	1931	1932
Cleveland	20,041	35,305	9.0	15.9
The Section	1,698	2,858	32.4	54.5
Per cent in the Section	8.5	8.1		

The numbers of relief families are high in the Section. This is only natural for a study of the unemployment statistics of April 1930 and of January 1931 shows an unduly large number of the gainful workers to be Jobless, Class A.

GAINFUL WORKERS, FAMILIES AND JOBLESS
APRIL 1930 AND JANUARY 1931

Area	Number of Gainful Workers	Number of Families	Number of Jobless, Class A	
			April 1930	January 1931
Cleveland	394,898	221,502	41,184	99,452
The Section	10,592	5,244	2,415	6,301
Per cent in the Section	2.7	2.4	5.9	6.3

JOBLESS PER 100 GAINFUL WORKERS AND PER 100 FAMILIES
APRIL 1930 AND JANUARY 1931

Area	Number of Jobless, per 100 Gainful Workers		Number of Jobless per 100 Families	
	April 1930	January 1931	April 1930	January 1931
Cleveland	10.4	25.2	18.6	44.9
The Section	22.8	59.5	46.1	120.2

It is evident that the Section selected for this analysis is filled with misery. The cost of maintaining the Section compared with the income derived from the taxes on real estate in this Section presents an even sadder picture.

The appraised value of land and buildings in the section in 1932 amounted to $8,153,470.

The portion of income accruing to the County was $5.3874 per $1,000 of appraised value. This amounted to $43,926 in 1932. In addition to the proportion of administration expenses, the direct

TABLE V

CLEVELAND TAX RATE PER $1,000 ASSESSED VALUE OF LAND AND BUILDINGS
1930, 1931, 1932 AND 1933

Taxing Authority	1930	1931	1932	1933
Total	$27.15	$27.60	$27.60	$29.90
State of Ohio	.4	.2	.0	.0
Cuyahoga County	4.6395	5.4310	5.3874	5.8265
City of Cleveland	10.2428	10.9091	11.0829	12.2561
School Board	10.6224	11.0599	11.1297	11.8174
Library Board	1.2453	.0	.0	.0

TABLE VI

PERCENTAGE REDUCTION IN THE APPRAISED VALUE OF LAND AND BUILDINGS
FROM THE 1931 APPRAISED VALUE

Appraised Value	1932	1933
Land	15	15 and 20
Buildings	10	10 and 15

TABLE VII

TAX-RATE INCOME FOR CLEVELAND AND FOR THE SECTION
Value of Land and Buildings $1,086,382,570 in Cleveland
Value of Land and Buildings $8,153,470 in the Section
1932

Taxing Authority	Tax Rate	Tax-Rate Income	
		Cleveland	The Section
Total	$27.60	$29,984,159	$225,035
State of Ohio	.0	0	0
Cuyahoga County	5.3874	5,852,778	43,926
City of Cleveland	11.0829	12,040,269	90,364
School Board	11.1297	12,091,112	90,745
Library Board	.0	0	0

expenses of operating this section to the County Administration amounted to $176,322 in 1932 as analyzed below:

ANALYSIS OF THE COSTS OF DIRECT SERVICES TO CUYAHOGA COUNTY
1932

Type of Services	Expenditures
Total direct services	$176,322
Mothers' Pensions	26,659
Juvenile Court Cases	6,375
Tuberculosis Cases	67,704
Child Welfare Cases	45,187
Soldiers' and Sailors' Relief Committee	30,397

The net cost of the Section to the County amounted to $132,396 over and above the revenue received in taxes.

The portion of tax-rate income accruing to the City of Cleveland was $11.0829 per $1,000 of appraised value. This amounted to $90,364 in 1932. In addition to the proportion of administration expenses, the direct expenses of operating this section to the City Administration amounted to $818,729 in 1932 as analyzed below:

ANALYSIS OF THE COSTS OF DIRECT SERVICES
TO THE CITY OF CLEVELAND

Expense	Amount
Total	$818,729
Fire Department	406,159
Police Department	255,597
Ash and Rubbish Collection	11,450
Garbage Collection	13,079
Street Cleaning	2,419
Street Lighting	18,570
Sewer Maintenance	3,128
Library	33,000
Bath House	22,950
Playgrounds	990
Milk Fund	6,499
Health Department	44,888

The net cost of the Section to the City amounted to $728,365 over and above the revenue received in taxes.

The portion of income accruing to the Board of Education was $11.1297 per $1,000 of appraised value. This amounted to $90,745 in 1932. The net cost of the Section to the Board of Education amounted to $271,182 over and above the revenue received in taxes.

The income and the expense of maintaining and operating the Section to official agencies may be summarized as shown below:

INCOME AND EXPENSE
1932

Taxing Authority	Income	Expense	Operating Loss
Total	$225,035	$1,356,988	$1,131,953
Cuyahoga County	43,926	176,332	132,406
City of Cleveland	90,364	818,729	728,365
Board of Education	90,745	361,927	271,182

Besides the costs to the county, city and board of education, the Section consumes a disproportionate amount of the funds of Community Fund and other unofficial agencies and, in 1933 and 1934, of the federal government, state and county relief funds. Several of these agencies spent $615,459 in the Section in 1932 as analyzed below:

EXPENDITURES OF COMMUNITY FUND AGENCIES IN THE SECTION
1932

Community Fund and Other Unofficial Agencies	Expense
Total	$615,459
Neighborhood Centers	50,686
Visiting Nurses	3,138
Maternity Hospital	2,390
Child Welfare	8,310
Humane Society	46,292
Day Nurseries	13,807
Associated Charities, Red Cross, Jewish Social Service Bureau	490,836

The community put $1,750,000 into the Section in excess of the money that it received from real estate taxes from the Section. A total deficit of $1,750,000 is accounted for. Without any doubt if administration expenses and each and every other minor expense were taken into account, the cost of maintaining this small section of crime, vice, and delinquency would have increased to $2,000,000 or possibly to $2,500,000 for the year 1932. However, the annual loss of $1,750,000. dumped into this one small section, should be enough to make the entire community recognize the need for a close examination of the causative agents and should proceed to change the character of the neighborhood. Slum areas are a luxury, a very expensive luxury for any county to maintain.

The tax-rate income differs somewhat from the actual income due to delinquent taxes. The tax delinquency within the section is high when compared with that for the city. It amounts to practically the same as the delinquency in the entire county but it is strikingly

TABLE VIII

STATEMENT OF INCOME AND DIRECT EXPENSES OF MAINTAINING THE SECTION

1932

Income:	Cuyahoga County	Cleveland City	School Board	Total
Tax-Rate Income	$ 43,926	$ 90,364	$ 90,745	$ 225,035
Expenses:				
Total	176,322	818,729	361,927	1,356,978
Mothers' Pensions	26,659			26,659
Tuberculosis Cases	67,704			67,704
Juvenile Court Cases	6,375			6,375
County Child Welfare Cases	45,187			45,187
Soldiers' and Sailors' Relief Committee	30,397			30,397
Fire Department		406,159		406,159
Police Department		255,597		255,597
Ash and Rubbish Collection		11,450		11,450
Street Cleaning		2,419		2,419
Garbage Collection		13,079		13,079
Street Lighting		18,570		18,570
Sewer Maintenance		3,128		3,128
Library		33,000		33,000
Bath House		22,950		22,950
Play Grounds		990		990
Milk Fund		6,499		6,499
Health Department		44,888		44,888
Board of Education			361,927	361,927
Operating Loss	132,396	728,365	271,182	1,131,943

COMMUNITY FUND AND OTHER UNOFFICIAL AGENCY EXPENSES

Neighborhood Centers	50,666
Visiting Nurse Association	3,138
Maternity Hospital	2,390
Childrens' Bureau	8,310
Cleveland Humane Society	46,292
Day Nursery Association	13,807
Associated Charities, Red Cross, Jewish Social Service Bureau	490,836
Total	615,459
Total Cost of Maintaining Section	$1,970,437
Total Cost of Maintaining Section in Excess of Income	$1,747,402

low when compared with that for the area of the county outside of Cleveland. The tax delinquency in the section of the county outside of Cleveland is relatively high due to the large amount of special assessment taxes for improvements.

The following table shows the appraised value of the land and buildings and the tax-rate income for 1932 and the amount of the delinquent taxes as certified for 1932, for Cuyahoga County, the City of Cleveland and the Section.

APPRAISED VALUE OF LAND AND BUILDINGS, TAX-RATE INCOME AND DELINQUENT TAXES
CUYAHOGA COUNTY, CLEVELAND AND THE SECTION
1932

	Cuyahoga County	Cuyahoga County Outside of Cleveland	City of Cleveland	The Section
Population, April 1930	1,201,455	301,026	900,429	22,236
Total Value	$1,679,897,730	$593,515,160	$1,086,382,570	$8,153,470
Land Value	$ 701,035,420	$253,100,360	$ 447,935,060	$3,168,210
Building Value	$ 978,862,310	$340,414,800	$ 638,447,510	$4,985,260
Tax-Rate Income	$ 46,289,512	$ 16,305,353	$ 29,984,159	$ 225,035
Delinquent Taxes	$ 73,052,427	$ 44,728,240	$ 29,224,187	$ 369,248
Ratio of Delinquent taxes to Tax-Rate Income, per cent	159	273	97	164

The appraised value of the land in the Section amounted to $3,168,210 in 1932 and the buildings to $4,985,260, a total of $8,153,470. Thus it is evident that the cost of maintaining this Section, which is in excess of $1,750,000 represents nearly one-quarter, 21.5 per cent, of the appraised value of the land and buildings upon which taxes are levied.

While only 8.2 per cent of the families owned their homes and only 18.1 per cent of the dwellings were owned by residents of the Section, the community has a very sizable investment in the Section as indicated by the value of tax-exempt property. In spite of the fact that the appraised value of tax-exempt property is usually materially lower than of taxable property, the appraised value of the tax-exempt land amounts to $509,200 and of the tax-exempt buildings to $4,586,600, a total of $5,095,800. Accordingly 13.8 per cent of the appraised value of the land is tax-exempt, 47.9 per cent of the appraised value of the buildings is tax-exempt and 38.5 per cent of the appraised value of land and buildings in this Section is free from taxes, that is, public or semi-public property.

The geographical distribution of these properties is shown on the map on page 2 and tabulated at the top of the next page.

PUBLIC AND SEMI PUBLIC TAX-EXEMPT PROPERTY BY APPRAISED VALUE
OF LAND AND BUILDINGS BY CENSUS TRACTS
1932

Census Tract	Appraised Value Total	Land	Buildings	Frontage in Feet	Area in Sq. Ft.
Total	$5,128,680	$527,960	$4,600,720	14,706	1,973,468
H-3	457,560	106,890	350,670	1,689	576,627
I-3	1,487,360	94,840	1,392,520	3,260	283,297
I-5	719,860	86,610	633,250	2,376	236,316
I-6	593,140	59,550	533,590	1,769	202,800
I-7	410,620	34,960	375,660	1,969	186,452
I-8	1,460,140	144,910	1,315,230	3,645	487,976

The character of the property is analyzed in great detail in the appendix and shown in summary form below:

PUBLIC AND SEMI PUBLIC TAX-EXEMPT PROPERTY BY APPRAISED VALUE
OF LAND AND BUILDINGS BY USE
1932

Use	Total	Land	Buildings	Frontage in Feet	Area in Sq. Ft.
Total	$5,128,680	$527,960	$4,600,720	14,706	1,973,468
Churches	736,440	152,800	583,640	3,813	335,226
Schools	2,326,980	197,700	2,129,280	4,745	953,469
Playgrounds	183,620	52,460	131,160	1,857	304,122
Fire Stations	154,270	4,830	149,440	168	2,835
Police Stations	28,630	4,780	23,850	626	47,000
Hospitals	1,539,530	109,530	1,430,000	3,459	343,516
Bath House	159,210	5,860	153,350	100	17,300

A comparison of the cost of rendering each of the major services to the Section with the cost to the entire city shows that the Section requires a very high proportion of several of the services. The Section including 2.5 per cent of the population of the city requires 14.4 per cent of the money spent for Fire Protection and 6.5 per cent of the money spent for Police Protection, etc., as tabulated in detail on the following page and summarized below:

PROPORTION OF TOTAL CITY EXPENDITURES MADE IN THE SECTION
1932

Basic Data and Services Rendered	Cleveland	The Section	Per cent in The Section
Population, 1930	900,429	22,236	2.47
Appraised Value of Property	$1,086,382,570	$8,153,470	.75
Area in Acres	45,395	333	.73
Fire Protection	$ 2,811,923	$ 406,150	14.44
Police Protection	$ 3,947,508	$ 255,596	6.47
Public School Education	$ 12,000,000	$ 361,927	3.02
Enrollment	148,501	3,587	2.42
Per Capita Cost	$ 81	$ 101	
Health Work	$ 1,904,057	$ 138,487	7.3

TABLE IX

THE PROPORTION OF VARIOUS COMMUNITY EXPENDITURES MADE IN THE SECTION

Basic Data and Services Rendered	Cleveland	The Section	Per cent in The Section
POPULATION, 1930	900,429	22,236	2.47
FAMILIES, 1930	221,502	5,244	2.37
ASSESSED VALUE OF PROPERTY	$1,086,382,570	$8,153,470	.75
AREA IN ACRES	45,395	333	.73
MILES OF STREETS	1,030	14	1.35
FIRE PROTECTION	$ 2,811,923	$ 406,159	14.44
POLICE PROTECTION	$ 3,947,506	$ 255,597	6.47
PUBLIC SCHOOL EDUCATION	$ 12,000,000	$ 361,927	3.02
Enrollment	148,501	3,587	2.42
Per Capita Cost	$ 81	$ 101	
ASH AND RUBBISH COLLECTION	$ 517,000	$ 11,450	2.21
Per Family	$ 2.33	$ 2.18	
GARBAGE COLLECTION	$ 590,854	$ 13,079	2.21
Per Family	$ 2.67	$ 2.49	
STREET CLEANING	$ 160,000	$ 2,419	1.34
Per Mile of Streets	$ 174.76	$ 174.78	
STREET LIGHTING	$ 1,532,699	$ 18,570	1.21
Per Mile of Streets	$ 1,466	$ 1,342	
SEWER MAINTENANCE	$ 140,937	$ 3,198	2.22
Miles of Sewers	1,030	14	1.34
Cost per Mile	$ 137.60	$ 223.43	
LIBRARY	$ 549,934	$ 33,000	6.00
PLAYGROUND	$ 44,000	$ 990	2.25
MILK FUND	$ 77,913	$ 6,499	8.34
MOTHERS' PENSIONS	$ 607,341	$ 26,659	4.39
NEIGHBORHOOD CENTERS		$ 50,686	
PUBLIC HEALTH WORK	$ 575,744	$ 44,866	7.80
Per Capita	$ .64	$ 2.02	
TUBERCULOSIS CARE	$ 1,092,000	$ 67,704	6.20
JUVENILE COURT		$ 6,375	
Number of Cases		255	
Cost per Case		$ 25.00	
VISITING NURSES	$ 98,006	$ 3,136	3.20
MATERNITY HOSPITAL	$ 23,490	$ 2,396	10.17
BATH HOUSES	$ 107,000	$ 22,950	21.45
RED CROSS, ASSOCIATED CHARITIES, JEWISH SOCIAL SERVICE BUREAU	$ 6,709,934	$ 490,536	7.32
CHILDRENS' BUREAU	$ 52,308	$ 8,310	15.88
COUNTY CHILD WELFARE	$ 628,[illegible]	$ 45,187	7.19
CLEVELAND HUMANE SOCIETY		$ 46,232	
SOLDIERS' AND SAILORS' RELIEF		$ 30,337	
DAY NURSERY ASSOCIATION	$ 30,904	$ 13,887	34.60

Since the Section requires so large a proportion of the total cost of Fire Protection a detailed analysis of this service has been inserted.

ANALYSIS OF THE COST OF FIRE PROTECTION IN THE CITY OF CLEVELAND AND IN THE SECTION OF THE SLUM AREA

(Of the $2,811,923 spent by Cleveland for fire protection, 14.4 per cent is expended to serve 2.5 per cent of the population.)

Type of Calls	Number of Calls: Cleveland	Number of Calls: The Section	Number of Calls: Per Cent	Cost per Call	Cost of Calls in Section
Total	7,528	1,095	14.6	$371	$406,159
Fires	3,020	461	15.3	372	171,538
False Alarms	1,805	370	20.5	374	138,335
Unnecessary	950	140	14.7	385	53,869
Grass	735	8	1.1	383	3,064
Emergency	435	10	2.3	388	3,883
Rubbish	350	75	21.4	321	24,100
Dumps	134	19	14.2	419	7,960
Others	99	12	12.1	284	3,408

After so careful an analysis of a section of the Slum Area it might have been well to have analyzed another section of the city far removed from such conditions. Lacking such an analysis, rates have been calculated for the more important elements of cost and compared with rates similarly calculated for some of the nearby suburbs.

The following table shows the results of such calculations:

COST OF FIRE PROTECTION IN VARIOUS PARTS OF CUYAHOGA COUNTY 1932

Area	Total Cost	Cost per Capita	Cost per Family of October 1932	Cost per $1,000 Appraised Value of Land and Buildings	Cost per $1,000 Appraised Value of Buildings	Cost per Capita per Sq. Mi.
The Section	$ 406,159	$18.27	$91.52	$42.81	$61.47	$35.13
Cleveland	2,811,923	3.12	12.90	2.59	4.40	.440
Lakewood	152,783	2.17	7.62	1.49	2.27	.396
Cleveland Heights	103,414	2.03	7.10	.88	1.35	.248
East Cleveland	61,524	2.06	7.47	1.43	2.12	.687
Shaker Heights	44,137	1.48	6.53	.63	1.04	.384

The cost of Fire Protection per $1,000 of appraised value of land and buildings in the Section of the Slum Area of $42.81 is compared with a cost of $2.59 in Cleveland, $1.49 in Lakewood, $.88 in Cleveland Heights, $1.43 in East Cleveland and $.63 in Shaker Heights.

The following table shows the results of a similar calculation made in regard to Police Protection:

COST OF POLICE PROTECTION IN VARIOUS PARTS OF CUYAHOGA COUNTY
1932

Area	Total Cost	Cost per Capita	Cost per Family of October 1932	Cost per $1,000 Appraised Value of Land and Buildings	Cost per $1,000 Appraised Value of Buildings	Cost per Capita per Sq.Mi.
The Section	$ 255,507	$11.50	$57.60	$31.35	$51.27	$[illegible]
Cleveland	3,947,508	4.37	18.12	3.63	6.18	.60
Lakewood	159,300	2.26	8.15	1.55	2.37	.41
Cleveland Heights	133,483	2.62	9.28	1.14	1.74	.32
East Cleveland	39,667	1.00	3.63	.69	1.03	.33
Shaker Heights	46,451	2.61	8.97	.67	1.09	.40

The cost of Police Protection per Family in the Section of the Slum Area of $57.60 is compared with a cost of $18.12 for Cleveland, $8.15 for Lakewood, $9.28 for Cleveland Heights, $3.63 for East Cleveland and $8.97 for Shaker Heights.

The ratios based on the appraised value of land and buildings which, on final analysis, produces the revenue to operate the police department, are even more striking. With a cost of $51.27 per $1,000 appraised value in the Section the cost in each of the five largest cities seems very small. The cost in Cleveland is $6.18; in Lakewood $2.37; in Cleveland Heights $1.74; in East Cleveland $1.03; and in Shaker Heights $1.09 per $1,000 appraised value of land and buildings.

The tax-rate income to the city of Cleveland from the Section of the Slum Area analyzed amounted in 1932 to $10.12 per capita while the cost of operating the Section was $61.22 per capita.

In other words the city of Cleveland subsidized each man, woman and child in this area to an amount of $51.10 in 1932. This seems to be a rather large subsidy for the privilege of maintaining a slum area.

In addition to the County, City and Board of Education subsidy of $51.10 per capita the Community Fund and other unofficial organizations add at least $27.68 per capita making the cost of maintaining the area $88.90 per capita and the total less the rather stupendous amount, $78.78 per capita or $315 per family of 4 persons.

The tax-rate income in Lakewood was $40.13 per capita and the cost of operating to the city about the same. In Cleveland Heights the tax-rate income was $63.36 per capita, in East Cleveland $4[illegible].4 and

in Shaker Heights $108.24.

Thus it is seen that the yield per capita is much larger in each of these suburbs than could be expected in the Section of the Slum Area and the cost of operating these suburbs is in all but one case smaller than in the Slum Area.

The rebuilding of this Section of the Slum Area in Cleveland is sound economically. Without any doubt some expenses of government will be increased but others will be considerably decreased. Fire and police costs should drop considerably. The misery of the inhabitants should become less acute and the menace to the entire community which any section of crime, vice, delinquency and disease is bound to be, should be greatly reduced if not entirely eliminated.

APPENDIX

APPENDIX I

GENERAL DATA RELATIVE TO CUYAHOGA COUNTY, CLEVELAND AND THE SECTION

Basic Data	Cuyahoga County	City of Cleveland	The Section
Population, April 1930	1,201,455	900,429	22,236
Families, April 1930	299,984	221,502	5,244
School Enrollment		148,501	3,587
Total Appraised Value	$1,679,697,730	$1,086,362,570	$6,153,470
Appraised Value of Land	$ 701,035,420	$ 447,935,060	$3,168,210
Appraised Value of Buildings	$ 978,862,310	$ 638,447,510	$4,985,260
Total Appraised Value			$5,095,800
Exempt Property--Appraised Value of Land			$ 500,200
Exempt Property--Appraised Value of Buildings			$4,596,600
Total Appraised Value of Taxable and Tax Exempt Property			$13,249,270
Tax-Rate Annual Income, 1932	$ 46,289,512	$ 29,984,159	$ 225,035
Delinquent Taxes for 1932	$ 73,952,427	$ 29,224,187	$ 369,248
Ratio of Delinquent Taxes to Tax-Rate Income, per cent	160	97	164
Total Frontage in feet		10,876,300	138,051
Taxable Property--Frontage in feet			123,366
Tax Exempt Property--Frontage in feet			14,685
Per cent of Frontage Taxable			89
Total Property--Area in Acres	293,248	46,395	333
Taxable Property--Area in Acres			288
Tax Exempt Property--Area in Acres			45
Miles of Streets		1,030	14
Miles of Sewers		1,030	14

APPENDIX II

CHILDREN FROM THE SECTION ATTENDING CLEVELAND PUBLIC SCHOOLS AND EXPENSE CHARGEABLE TO THESE PUPILS

(The children residing in this Section of the slum area are assigned to 18 schools. As much as $361,930 or 3 per cent of the total cost for Cleveland of $12,000,000 is expended in the Section.

Of the total of 18,610 pupils attending these 18 schools, 3,587 or 19.3 per cent reside in the Section.

Of the 2,315 mentally and physically handicapped Cleveland pupils attending the 5 schools specially equipped to handle them, 352 or 15.2 per cent reside in this Section.)

School	Number of Pupils		Direct Expense			Administration Expense for Pupils From the Section	Total Expense for Pupils From the Section
	Total 1934	From the Section 1934	Total 1932	Per Pupil	Pupils From the Section		
Total	18,610	3,587	$2,103,596	$	$330,762	$31,168	$361,930
A.G. Bell (Deaf)	142	2	54,648	385	770	17	787
Brownell	423	180	61,057	144	25,920	1,559	27,479
Case Woodland	943	599	61,483	65	38,935	5,187	44,122
Central High	2,179	305	276,770	127	38,735	2,641	41,376
R. B. Hayes	1,117	709	74,037	66	46,794	6,140	52,934
Cleve. Trade	321	3	90,155	281	843	26	869
East Tech High	3,085	60	394,482	128	7,680	520	8,200
Harmon	435	56	44,163	102	5,656	485	6,141
John Adams	812	5	65,783	81	405	43	448
John Burroughs	1,285	75	94,647	74	5,550	650	6,200
John Hay	3,116	24	320,142	103	2,472	312	2,784
Kennard	699	322	64,705	93	29,946	2,789	32,735
Longwood	449	141	67,840	151	21,291	1,221	22,512
Marion	649	571	53,065	82	46,822	4,945	51,767
Mayflower	870	38	88,419	101	3,838	329	4,167
Outhwaite	600	130	85,322	142	18,460	1,126	19,586
Sterling	673	291	50,449	75	21,825	2,520	24,345
Thomas A. Edison	803	76	156,429	195	14,820	658	15,478

APPENDIX III

APPRAISED VALUE OF TAXABLE LAND AND BUILDINGS, TAX-EXEMPT LAND AND BUILDINGS BY AREAS WITHIN THE SECTION

(The data are broken down to individual pages as shown in the County plat books.)

1932

Census Tract	Boundary--North and South and East and West Streets	Appraised Value: Taxable Property: Land	Appraised Value: Taxable Property: Buildings	Appraised Value: Tax-Exempt Property: Land	Appraised Value: Tax-Exempt Property: Buildings
Total Land and Buildings			$13,249,270		
Land and Buildings		$8,153,470		$5,095,800	
Total		$3,168,210	$4,985,260	$509,200	$4,586,600
I-5	E.22 to Scovill to Woodland	49,640	129,720	15,280	62,000
I-3	E.22 to E.27 Central to Scovill	159,750	183,750	71,060	1,184,610
I-5	E.22 to E.24 Scovill to Woodland	156,120	154,650	60,290	563,500
I-5	E.24 to E.27 Scovill to Woodland	170,100	176,610		
I-3	E.27 to E.30 Central to Scovill	149,990	194,470	11,310	38,080
I-5,I-6	E.27 to E.30 Scovill to Woodland	156,710	196,250		
I-3	E.30 to E.33 Central to Scovill	152,800	202,450	3,920	5,500
I-6	E.30 to E.33 Scovill to Woodland	207,290	210,680	2,090	3,000
I-3	E.34 to E.37 Central to Scovill	147,790	293,390	5,990	161,440
I-6,I-7	E.34 to E.37 Scovill to Woodland	138,780	272,160	74,060	830,270
I-3,H-9	E.37 to E.39 Central to Scovill	151,010	400,160		
I-7	E.37 to E.39 Scovill to Woodland	182,850	362,140	12,380	72,360
H-9	E.39 to E.46 Central to Halfway	132,760	358,150	26,550	109,980
H-9	E.39 to E.46 Halfway to Scovill	126,080	328,860		
I-7,I-8	E.39 to E.46 Scovill to Woodland	290,860	507,530	16,590	309,400
H-9	E.46 to E.55 Central to Halfway	235,300	297,710	22,580	115,[illegible]
I-8,H-9	E.46 to E.55 Halfway to Outhwaite	119,640	191,940	149,570	931,[illegible]
I-8	E.46 to E.55 Outhwaite to Woodland	440,740	524,640	35,210	169,440

APPENDIX III-A

AMOUNT OF DELINQUENT TAX ON TAXABLE AND TAX EXEMPT PROPERTY; FOOT FRONTAGE, TAXABLE AND TAX EXEMPT AND AREA IN SQUARE FEET TAX EXEMPT BY AREAS WITHIN THE SECTION

Census Tract	Location	Delinquent Tax		Foot Frontage		Area in Sq. Ft.
		Taxable	Tax-Exempt	Taxable	Tax-Exempt	Tax-Exempt
Total		$369,248		138,051		45.3 acres
Total		$366,230	$3,018	123,366	14,705	1,973,468
I-5	E.22 Scovill to Woodland	4,560		1,122	389	41,[illegible]
I-3	E.22 to E.27 Central to Scovill	14,146		5,146	2,478	241,[illegible]
I-5	E.22 to E.24 Scovill to Woodland	8,512		5,314	1,987	194,[illegible]
I-5	E.24 to E.27 Scovill to Woodland	15,020		8,624		
I-3	E.27 to E.30 Central to Scovill	20,655		9,537	422	23,076
I-5,I-6	E.27 to E.30 Scovill to Woodland	20,264		6,414		
I-3	E.30 to E.33 Central to Scovill	16,287	156	9,074	129	10,220
I-6	E.30 to E.33 Scovill to Woodland	19,852		12,065	40	4,300
I-3	E.34 to E.37 Central to Scovill	20,809	14	12,823	208	8,085
I-6,I-7	E.34 to E.37 Scovill to Woodland	17,603		5,907	3,214	310,[illegible]
I-3,H-9	E.37 to E.39 Central to Scovill	25,911		6,239		
I-7	E.37 to E.39 Scovill to Woodland	23,337	35	6,134	484	67,510
H-9	E.39 to E.46 Central to Halfway	30,623		4,330	760	65,[illegible]
H-9	E.39 to E.46 Halfway to Scovill	22,268		4,628		
I-7 I-8	E.39 to E.46 Scovill to Woodland	37,688	1,488	9,174	716	74,690
H-9	E.46 to E.55 Central to Halfway	24,616		7,218	191	432,550
I-8,H-9	E.46 to E.55 Halfway to Outhwaite	11,473	1,325	3,116	3,193	440,520
I-8	E.46 to E.55 Outhwaite to Woodland	32,605		6,501	472	50,450

APPENDIX IV

PUBLIC AND SEMI-PUBLIC PROPERTIES BY APPRAISED VALUE OF LAND AND BUILDINGS, FOOT FRONTAGE AND AREA TAXABLE AND TAX EXEMPT PROPERTIES 1932

	Taxable Property		Tax Exempt Property			
	Appraised Value		Appraised Value		Foot	Area in
	Land	Buildings	Land	Buildings	Frontage	Sq. Ft.
Total Land and Buildings		$5,128,680				
Land and Buildings	$32,880		$5,095,800			
Total	$18,760	$14,120	$509,200	$4,586,600	14,706	1,973,466
CENSUS TRACT H-9			106,890	350,670	1,689	576,627
Christian Alliance			1,220	4,000	50	6,200
So. Case School			27,330	105,960	710	60,174
Day School for Deaf			16,390	115,710	141	422,580
Beth-Hakerbeth Temple			5,490		50	10,000
Ursuline Academy			56,460	125,000	738	77,673
CENSUS TRACT I-3	2,560	2,950	92,280	1,389,570	3,260	283,297
Central Bath House			5,860	153,350	100	17,300
Charity Hospital			53,790	900,000	1,730	145,516
Marion School			11,410	131,260	648	79,100
Second Mt. Olive Church			3,310	12,000	150	6,140
Cleveland Baptist Association			2,070	10,000	37	2,430
Gethsemane Church	420	430	2,640	5,000	144	4,400
Avery Chapel Church	140	1,720	700	2,020	34	4,216
Church of the Living God	690	220	1,620	1,000	30	3,000
Shilo Baptist Church	600		970	6,000	50	3,900
Athens Colored Church			2,570	5,000	79	5,220
Mt. Zion Church	710	560	1,350	500	50	5,000
Union Baptist Church			1,160	12,000	100	5,250
Fire House #7			4,830	149,440	108	2,535
CENSUS TRACT I-5	10,240	7,550	76,570	625,500	2,376	236,316
St. Bridget Church	2,050	2,650	9,670	50,000	163	28,788
St. John's Church	2,680	1,640	5,610	12,000	226	12,600
Friars Minor of St. Francis	2,280	730	7,270		243	33,200
Franciscan Monastery			17,960			17,000
St. Joseph's School			9,330	253,500	552	38,060
Little Sisters of the Poor			15,630	200,000	860	79,988
3rd Order of St. Francis	1,140	940				
St. Martin's Church	2,090	1,590	11,100	110,000	332	26,680
CENSUS TRACT I-6	5,440	590	54,110	533,000	1,769	202,800
Salem Church	1,720	590	2,090	3,000	40	4,500
Babies Dispensary	3,720		8,620	45,000	536	57,150
St. Ann's Hospital			39,020	450,000	674	105,925
St. Ann's Nursery			4,380	35,000	519	35,025

APPENDIX IV--Continued

	Taxable Property		Tax Exempt Property			
	Appraised Value		Appraised Value		Foot	Area in
	Land	Buildings	Land	Buildings	Frontage	Sq. Ft.
CENSUS TRACT I-7	$ 520	$ 3,030	$34,440	$372,630	1,969	186,452
Friendship Baptist Church	520	3,030	3,580	10,000	125	3,750
Cory M. E. Church			7,860	16,800	234	13,450
Longwood School			5,840	249,620	500	54,750
Police Station #3			4,780	23,850	626	47,000
E. 38th Playground			2,020		60	10,500
E. 37th Playground			3,930	1,160	138	31,188
Tried Stone Church			4,100	15,000	186	7,434
Zion Hill Church			2,330	56,200	80	18,080
CENSUS TRACT I-8			144,910	1,315,230	3,645	487,976
Kennard School			13,840	292,400	480	62,400
2nd Church of God			1,740	15,000	198	7,200
M. E. Church			1,010	2,000	40	5,080
Outhwaite Playground			1,810		273	1,818
Portland Outhwaite Center			36,400	130,000	1,016	219,118
East Tech High School			46,600	706,390	816	100,718
5016-24 Portland			3,940		150	18,800
5010-5212 Portland			1,080		40	5,280
5214-5310 Portland			3,280		160	16,120
Outhwaite School			10,560	149,440	160	25,000
Woodland Avenue Church			24,650	20,000	312	22,450

APPENDIX V

APPRAISED VALUE OF LAND AND BUILDINGS IN EACH MINOR CIVIL DIVISION OF CUYAHOGA COUNTY 1932

	Appraised Value		
	Total	Land	Buildings
Cuyahoga County	$1,679,897,730	$701,035,420	$978,862,310
Cleveland	1,086,382,570	447,935,060	638,447,510
The Section--Taxable Property	8,153,470	3,168,210	4,985,260
Tax Exempt Property	(5,095,800)	(509,200)	(4,586,600)
Lakewood	102,529,610	35,173,130	67,356,480
Cleveland Heights	116,951,100	40,418,720	76,532,380
East Cleveland	57,180,020	18,754,300	38,425,720
Shaker Heights	69,741,410	27,320,980	42,420,430
Garfield Heights	19,057,740	5,516,930	13,540,810
Parma	23,927,520	13,142,560	10,784,960
Euclid	30,037,140	12,587,400	17,449,740
Bedford	8,048,350	3,069,580	4,978,770
Maple Heights	9,065,910	4,945,030	4,120,880
Berea	5,478,060	2,133,950	3,344,110
Rocky River	15,708,390	7,894,150	7,814,240
Bay Village	7,035,730	4,675,650	2,360,080
Dover Village	5,536,010	3,716,690	1,819,320
North Olmsted Village	4,448,880	2,589,730	1,859,150
Olmsted Township	1,466,830	976,950	489,880
Olmsted Falls Village	850,580	426,150	424,430
West View Village	623,670	198,000	425,670
Fairview Village	6,117,440	3,421,030	2,696,410
Parkview Village	507,710	384,750	122,960
River Edge Township	93,770	65,220	28,550
Brook Park Village	2,355,460	1,558,460	797,000
Middleburgh Heights Village	1,887,010	1,413,890	473,120
Strongsville Village	2,035,410	1,337,250	698,160
Linndale Village	193,090	70,550	122,540
Brooklyn Village	3,011,920	2,416,850	595,070
Parma Heights Village	3,500,020	2,428,990	1,071,030
North Royalton Village	2,345,460	1,677,030	668,430
Newburgh Heights Village	3,179,400	662,480	2,516,920
Cuyahoga Heights Village	9,110,550	1,804,640	7,305,910
Brooklyn Heights Village	963,700	333,470	630,230
Seven Hills Village	986,240	726,830	259,410
Independence Village	2,283,230	1,283,210	1,000,020
Broadview Heights Village	1,403,270	1,074,830	328,440
Brecksville Village	2,148,330	1,153,550	994,780
Bratenahl Village	7,470,600	3,268,590	4,202,010
Valley View Village	761,040	476,080	284,960
Richmond Heights Village	1,647,870	1,368,460	279,410
Lyndhurst Village	6,258,210	3,669,300	2,588,910
South Euclid Village	11,908,820	7,191,170	4,717,650
University Heights Village	8,416,290	5,062,820	3,353,470

APPENDIX V--Continued

	Appraised Value		
	Total	Land	Buildings
Beachwood Village	$ 4,820,470	$ 4,317,330	$ 503,140
Warrensville Heights Village	2,669,420	2,149,040	520,380
North Randall Village	504,340	363,420	140,920
Warrensville Township	46,010	45,430	580
Bedford Township	2,084,170	1,499,670	584,500
Highland Heights Village	995,680	866,350	129,330
Mayfield Village	878,370	657,060	221,310
Mayfield Heights Village	3,797,200	2,457,430	1,339,770
Gates Mills Village	4,075,050	2,150,410	1,924,460
Pepper Pike Village	3,834,100	3,293,770	540,330
Hunting Valley Village	3,243,350	1,906,450	1,336,900
Orange Township	419,490	299,880	119,610
Orange Village	872,540	797,160	75,380
Solon Village	3,196,850	2,571,900	624,950
Glenwillow Village	289,050	137,480	151,570
Moreland Hills Village	1,906,970	1,533,210	373,760
Bentleyville Village	182,230	139,390	42,840
Chagrin Falls Township	77,280	65,420	11,860
Chagrin Falls Village	3,350,800	1,460,210	1,890,590

APPENDIX V-A

POTENTIAL ANNUAL INCOME AND DELINQUENT TAXES IN EACH MINOR CIVIL DIVISION OF CUYAHOGA COUNTY

1932

	Potential Annual Income	Delinquent Taxes	Ratio Delinquent Taxes to Tax-Rate Income, in Per cent
Cuyahoga County	$46,289,512	$73,952,427	159.8
Cleveland	29,984,159	30,035,387	100.2
The Section--Taxable Property	225,035	366,230	164.1
Tax Exempt Property		3,018	
Lakewood	2,829,817	1,815,117	64.1
Cleveland Heights	3,227,850	3,179,896	98.5
East Cleveland	1,588,168	1,473,885	92.8
Shaker Heights	1,924,862	2,375,446	123.4
Garfield Heights	525,993	2,453,264	466.4
Parma	660,399	5,345,276	809.4
Euclid	829,025	4,166,311	502.6
Bedford	222,134	1,122,314	505.2
Maple Heights	250,219	2,952,070	1,179.8
Berea	151,194	367,390	243.0
Rocky River	433,551	1,448,528	334.1
Bay Village	194,187	621,952	320.3
Dover Village	152,783	582,056	380.9
North Olmsted Village	122,789	745,352	607.0
Olmsted Township	40,484	67,732	167.3
Olmsted Falls Village	23,476	97,379	414.8
West View Village	17,213	28,757	167.1
Fairview Village	168,841	1,001,829	593.4
Parkview Village	14,012	76,964	549.3
River Edge Township	2,588	1,672	64.6
Brook Park Village	65,010	308,538	474.6
Middleburgh Heights Village	52,053	323,282	621.1
Strongsville Village	56,177	106,303	189.2
Linndale Village	5,329	20,935	392.9
Brooklyn Village	83,128	921,880	1,109.0
Parma Heights Village	96,600	754,913	781.5
North Royalton Village	64,734	160,467	247.9
Newburgh Heights Village	87,751	68,359	77.9
Cuyahoga Heights Village	252,831	184,646	73.0
Brooklyn Heights Village	26,598	67,736	254.7
Seven Hills Village	27,219	195,460	718.1
Independence Village	63,017	302,844	480.8
Broadview Heights Village	38,730	240,267	620.4
Brecksville Village	59,293	255,514	430.9
Bratenahl Village	206,188	34,668	16.8
Valley View Village	21,004	29,957	142.6

APPENDIX V-A--Continued

	Potential Annual Income	Delinquent Taxes	Ratio Delinquent Taxes to Tax-Rate Income, in Per cent
Richmond Heights Village	$ 45,481	$ 79,553	174.9
Lyndhurst Village	172,736	1,369,325	792.7
South Euclid Village	328,683	2,601,636	791.5
University Heights Village	232,289	1,397,272	601.5
Beachwood Village	133,044	971,514	730.2
Warrensville Heights Village	73,675	496,906	674.5
North Randall Village	13,919	28,304	203.3
Warrensville Township	1,268	30,216	2,383.0
Bedford Township	57,524	191,348	332.6
Highland Heights Village	27,480	53,203	193.6
Mayfield Village	27,243	43,664	160.3
Mayfield Heights Village	104,802	1,073,640	1,024.4
Gates Mills Village	112,471	192,371	171.0
Pepper Pike Village	105,821	614,962	581.1
Hunting Valley Village	89,516	53,990	60.3
Orange Township	11,577	34,448	297.6
Orange Village	24,062	22,370	92.9
Solon Village	88,233	515,932	584.7
Glenwillow Village	7,977	2,195	27.5
Moreland Hills Village	52,632	107,813	204.8
Bentleyville Village	5,029	27,110	539.1
Chagrin Falls Township	2,132	5,905	277.0
Chagrin Falls Village	92,482	104,372	112.9